

Ordinance No. 119401

Council Bill No. 112488

AN ORDINANCE relating to the South Lake Union Neighborhood Plan; amending the Seattle Comprehensive Plan to incorporate portions of the South Lake Union Neighborhood Plan, and amending the Official Land Use Map, Title 23 of the Seattle Municipal Code, to reflect the boundaries of the South Lake Union Hub Urban Village.

CF No. _____

Date Introduced: <u>11-30-98</u>	
Date 1st Referred: <u>11-30-98</u>	To: (committee) <u>Neighborhoods, Growth Planning/Comm. Engage</u>
Date Re - Referred:	To: (committee)
Date Re - Referred:	To: (committee)
Date of Final Passage: <u>3-15-99</u>	Full Council Vote: <u>8-0</u>
Date Presented to Mayor: <u>3-15-99</u>	Date Approved:
Date Returned to City Clerk:	Date Published: <u>4 p.m. K.C.</u> T.O. <input checked="" type="checkbox"/> F.T. <input checked="" type="checkbox"/>
Date Voted by Mayor:	Date Veto Published:
Date Passed Over Veto:	Veto Sustained:

MC
The City of Seattle - Legislative Department
Council Bill/Ordinance sponsored by: _____

Committee Action

2/23/99 passed as amended

3-15-99 Full Council Pass

(Excused: Drago)

This file is complete and ready for presentation to Full Council

Law Department

Law Dept. Review

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The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: Conlin
Councilmember

Committee Action:

2/23/99 passed as amended Ronlin Licata
3-15-99 Full Council: Passed 8-0
(Excused: Drago)

This file is complete and ready for presentation to Full Council. Committee: RC 2/23/99
(Initial/date)

Law Department

Law Dept. Review

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ORDINANCE 119401

AN ORDINANCE relating to the South Lake Union Neighborhood Plan; amending the Seattle Comprehensive Plan to incorporate portions of the South Lake Union Neighborhood Plan, and amending the Official Land Use Map, Title 23 of the Seattle Municipal Code, to reflect the boundaries of the South Lake Union Hub Urban Village.

WHEREAS, on July 25, 1994, by Ordinance 117221, the City Council adopted the Seattle Comprehensive Plan, which includes a neighborhood planning element; and

WHEREAS, City Council Resolution 28966, adopted August 1, 1994, established a Neighborhood Planning Program for the City of Seattle; and

WHEREAS, a coalition of South Lake Union neighborhood stakeholders came together to form a South Lake Union Planning Committee for the purpose of preparing a Neighborhood Plan as provided for in the City of Seattle Comprehensive Plan; and

WHEREAS, the South Lake Union Planning Committee convened monthly meetings, special events and workshops open to everyone and regularly attended by dozens of citizens; and

WHEREAS, The South Lake Union Planning Committee conducted an extensive Phase I outreach process featuring a citizen survey, presentations at community group meetings, displays at community events and a well-attended validation celebration, all of which led to creation of a generally recognized Vision and Scope of Work for Phase II that focuses on Parks and Open Space, Transportation and Neighborhood Character issues; and

WHEREAS, the Phase I outreach process created a list of priority planning topics and resulted in the selection of members for a Planning Committee to lead Phase II planning; and

WHEREAS, in Phase II subcommittees were formed and consultants were hired to study and prepare analyses and recommendations on the focused issues of Parks and Open Space, Neighborhood Character and Transportation; and

WHEREAS, a final plan incorporating Key Strategies for the three focus areas, additional activities for implementation and activities for long term consideration was completed, reviewed and approved by the South Lake Union Planning Committee

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and validated by the community in response to a community-wide mailer and validation meeting; and

WHEREAS, the South Lake Union neighborhood has developed this 1998 South Lake Union Plan; and

WHEREAS, the 1998 South Lake Union Plan recognizes the work done by the 1994-1996 Cascade Neighborhood Planning effort which resulted in 1996 Seattle Cascade Mixed Zone code changes; and

WHEREAS, a SEPA checklist has been prepared and an addendum to the Comprehensive Plan Final Environmental Impact Statement was issued in October 15, 1998; and

WHEREAS, the overall vision of the 1998 South Lake Union Neighborhood Plan is consistent with the goals and policies of Seattle's Comprehensive Plan; and

WHEREAS, the Council finds that the proposed amendments are consistent with the Growth Management Act, and will protect and promote the health, safety and welfare of the general public;

NOW THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Seattle Comprehensive Plan, as adopted by Ordinance 117221 and subsequently amended, is hereby amended as follows:

- A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive Plan is hereby amended to add South Lake Union, as shown in Attachment 1.
- B. The South Lake Union Plan goals and policies, as shown in Attachment 2 to this Ordinance, are hereby incorporated into the Neighborhood Plans volume of the Comprehensive Plan.
- C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in Attachment 3 to this Ordinance to confirm the designation and growth targets for the South Lake Union Hub Urban Village.

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- 1 D. The capital facilities and utilities inventory and analyses and transportation analyses
2 shown in Attachment 4 to this Ordinance are hereby incorporated into the
3 Neighborhood Plans volume, South Lake Union section, of the Comprehensive Plan.
- 4 E. The following maps are hereby amended to reflect the final designation and
5 boundaries of the South Lake Union Hub Urban Village, as shown in Attachment 5
6 to this Ordinance:
7 / Future Land Use Map
8 / Land Use Figure 1
9 / Land Use Figure A-1
10 A new Land Use Figure, containing a large scale map of the South Lake Union Hub
11 Urban Village is hereby added to the Land Use Element, as shown in Attachment 5
12 to this Ordinance.
- 13 F. Land Use Appendix B is hereby amended to reflect the final growth targets for the
14 South Lake Union Hub Urban Village, as shown in Attachment 6 to this Ordinance.

15
16 **Section 2.** The amendments contained in Section 1 of this ordinance constitute
17 an adopted neighborhood plan.

18
19 **Section 3.** The Official Land Use Map, Section 23.32.016, Seattle Municipal
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Code, is amended to reflect the boundaries of the South Lake Union Hub Urban Village as depicted on Attachment 5 to this Ordinance.

Section 4. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

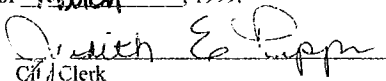
Passed by the City Council the 15th day of March, 1999, and signed by me in open session in authentication of its passage this 15th day of March, 1999.


President of the City Council

Approved by me this 21st day of March, 1999.


Paul Schell, Mayor

Filed by me this 23rd day of March, 1999.


City Clerk

(SEAL)

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JPC:jpc/BM:bm
112488V2.DOC
March 1, 1999
(Ver. 2)

1 **LIST OF ATTACHMENTS**

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5	ATTACHMENT 2	SOUTH LAKE UNION GOALS AND POLICIES
6	ATTACHMENT 3	AMENDMENTS TO THE COMPREHENSIVE PLAN
7		LAND USE ELEMENT
8	ATTACHMENT 4	CAPITAL FACILITIES AND UTILITIES INVENTORY
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ATTACHMENT 1

THE CITY OF SEATTLE COMPREHENSIVE PLAN
NEIGHBORHOOD PLANS

Table of Contents

South Lake Union

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ATTACHMENT 2

SOUTH LAKE UNION GOALS AND POLICIES

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South Lake Union - Goals and Policies

Neighborhood Character

- G1: A mixed use neighborhood with an emphasis on small business and light industry.
- P1: Encourage strategies that promote diversity of building types and inherent qualities of neighborhood sub-areas through development of design guidelines.
- P2: Strive to maintain vehicular access and adequate parking to serve area businesses.
- P3: Encourage housing that does not conflict with the business character of the neighborhood.
- P4: Support the placement of social service facilities based on city-wide siting policies.
- P5: Encourage development of incentives that encourage preservation, reuse and rehabilitation of historically significant structures in the neighborhood.

Parks and Open Space

- G2: A neighborhood with a variety of open space opportunities which serve the various needs of neighborhood residents and which recognize Lake Union and South Lake Union Park as the premier open space opportunity in the neighborhood.
- P6: Support development of South Lake Union Park based on the updated Park Master Plan including acquisition of Navy Reserve property and a key focus on maritime heritage.
- P7: Encourage the continued perception of Lake Union as an amenity through careful stewardship of water quality and adjacent land uses.
- P8: Encourage developers of projects adjacent to parks to consider that park's character in designing their projects.
- P9: Strive to implement the Cascade Playground Master Plan.
- P10: Encourage acquisition of properties which provide for active play and recreation, including Denny Playfield.
- P11: Promote a system of pedestrian connections (including Green Streets) linking key activity areas and destinations.
- P12: Encourage development of incentives for developers to include pocket parks or publicly accessible open space in their projects.

Transportation

- G3: A neighborhood with an efficient east/west transportation corridor that serves neighborhood and sub-regional needs.
- G4: A neighborhood with adequate parking available to support neighborhood businesses and activities now and in the future.
- P13: Encourage Mercer/Valley improvements that support development of South Lake Union Park, city-owned parcels and other adjacent properties.
- P14: Favor of a set of improvements that are reasonably fundable and that do not require excessive new right-of-way.
- P15: Explore transportation improvements that would link South Lake Union and Lower Queen Anne.

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ATTACHMENT 3

AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

L33: Preliminarily designate the following locations as hub urban villages (Land Use Figure 1), subject to future objective analysis in the neighborhood planning process:

1. West Seattle Junction
2. Lake City
3. Fremont
4. Aurora at N 130th
5. Prairie Avenue/I-90
6. ~~South Lake Union~~

Designate the following locations as hub urban villages (Land Use Figure 1):

1. Ballard
2. South Lake Union

G36

Achieve growth in each urban village according to growth targets that are established subsequent to the recommendation of a neighborhood planning process, that reviews and confirms or amends planing estimates.

Achieve the following 20-year growth targets in hub urban villages:

	Residential Growth	Employment Growth

<u>South Lake Union</u>	<u>1700</u>	<u>4500</u>

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ATTACHMENT 4

**CAPITAL FACILITIES AND UTILITIES INVENTORIES AND ANALYSES AND
TRANSPORTATION ANALYSES**

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Table 1
Inventory for Facilities and Utilities Serving
South Lake Union Hub Urban Village

Facility Type	Name	Location	Capacity	Information Sources ¹ /Comments
Fire Station ²	SFD 2	2334 Fourth Ave.	Engine Co., Ladder Co., Aid, Command	Seattle Fire Department
	SFD 22	901 East Roanoke St.	Engine Co., Communications Van	
Police Station	East Precinct	1519 12th Ave.	8.45 sq. mi. service area, 1994 population 82,265	Seattle Police Department. Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
	West Precinct	610 Third Ave	11.59 sq. mi. service area, 1990 population 64,699	
Schools ³	Lowell Elementary	1058 E. Mercer St.	425 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
	Hay Elementary	201 Garfield St.	450 students	
	All 10 Middle Schools All 10 High Schools			
Library	Henry Branch	425 Harvard Ave. E.	4904 sq. ft, 1990 population served 30,709, or .16 sq. ft/capita + .32 sq. ft/capita citywide	Seattle Public Library Statistical Report, EDL&A, December 1992
	Downtown Main Library	1000 Fourth Ave.	166,092 sq. ft, this neighborhood and citywide population of 516,334 is served by this library for a ratio of .32 sq. ft/capita	
Parks ⁴	Denny Park	Dexter Av. N & Denny Way	5 ac: Landscaping, walkways, Park Department offices	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning
	S. Lake Union Park	Westlake Av. N & Aloha St.	1.3 ac: Shoreline	
	Cascade Playground	Harrison St. & Pontius Av. N	1.5 ac: play area, basketball, lawn	
	Terry Pettus Park	E Newton St. & Fairview Av. E	0.11 ac	
Electrical power	Broad Street substations	319 - 6th Av. N	180 Megawatts 218 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Queen Anne/Magnolia forecast area, which has a total capacity of 258 megawatts.

¹ For an overview of City facilities, see *Community Services and Facilities, Public Utilities Background Report*, City of Seattle, Office of Management and Planning, 1990

² The nearest station is listed; Fire and Emergency Medical Services are provided by the nearest station. In the case of larger fires, firefighting and medical resources are also dispatched from other stations. Aid units and fire engines are equipped to handle many medical emergencies; medic units are dispatched to more serious medical emergencies.

³ Through the student assignment plan, the village is served by a number of designated regular elementary schools, and at least six Seattle School District Alternative Schools. School capacities are determined in part by the mix of programs offered and the number of portable classrooms used, and are subject to change.

⁴ Parks and Other Resources shown are inside the village or within 1/8 mile of the unadopted village boundary.

Facility Type	Name	Location	Capacity	Information Sources ¹ /Comments
Water	This village is located in the 316 pressure zone. The area is served from the Cedar River Source via the Cedar River pipelines, with storage provided by the Lincoln reservoir at Nagel Pl. & E. Howell St. The major feed to the area is via a 30-inch supply main under Denny Way. See Map for System locations. (Utilities Figure A4, Comprehensive Plan Appendix)		Lincoln reservoir: 21 million gallons The majority of the pipe network was constructed between 1890 and 1930, predominantly of cast iron. The mains appear to be in generally good order given the age of the network	Seattle Water Department, October 1996 In this pressure zone, elevations range from 15-142 feet above sea level; static water pressure ranges from 76-131 pounds per square inch. ⁵ The pressures in this area are considered to be very good. Corrosive soil conditions could contribute to a deterioration in the pipes
Drainage & Wastewater	The majority of this village is served by a Combined system except for small pockets and the eastern portion of the village which are served by a Partially Separated system. See Map for system locations. (Utilities Figure A5, Comprehensive Plan Appendix)		With Combined systems, existing sewage flows constitute about 5% of pipe capacity, with the remainder for stormwater flows. Capacity of the combined systems in this area is considered adequate. Occasionally, sewer rehabilitation projects which are part of the 6 year Capital Improvement Program are performed in these areas as needed which may in some instances have the added benefit of enhancing the system capacity. With Partially Separated systems, about 15% of the stormwater enters the sewer system, with the remaining 85% diverted to the storm drain system. Capacity of the Partially Separated systems in this area is considered adequate. Occasionally, sewer rehabilitation projects which are part of the Capital Improvement Program are performed in these areas as needed which may in some instances have the added benefit of enhancing the system capacity.	Seattle Drainage and Wastewater Utility, November 1995 Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe. Partial Separation System: A system where the water from street and major parking lot drainage is collected and transferred in one pipe or ditch and culvert system, and the other surface wastewater such as that from roof drains is carried with the sanitary sewer in a sewer pipe.

⁵ Minimum working pressure of 30 psi is the standard for new construction and 80 psi is the new standard for maximum pressure. Some areas of Seattle exceed the maximum and other areas have less than the minimum pressure.

Table 2
Capital Facilities and Utilities Analysis
South Lake Union Hub Urban Village

Expected 6-yr. HH Growth: 465
Expected 20-yr HH Growth: 1,700
Land Area: 431 Acres

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁶	20-year growth	
Fire	None	None expected at this time	Fire Station #2 has an average response time of 3.17 minutes for emergency medical calls and 3.85 minutes for fire calls. Fire Station #22 has an average response time of 4.02 minutes for emergency medical calls and 4.81 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergency medical calls and a 5-minute or less response time for first response to fire emergencies. Response times for these stations meet industry standards and are expected to for the next 6 years.
Police	A new West Precinct facility is expected to be adequate to accommodate SPD activities that may result from increased population.	None expected at this time	Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision. The new West Precinct facilities nearing completion will accommodate this precinct's facility needs. Minor facility modifications for other precincts will occur as needed and funded.
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		Seattle School District physical goals are as follows for : a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Phase Two of the School District's Building Excellence program includes demolition, all new construction of Lowell Elementary. Voters have not yet approved funds for this phase.
Electricity	None	A future downtown substation will add capacity in this forecast area.	Electrical demand from this village is estimated to increase by 1.9 annual average megawatts and 4.1 megawatts in a peak hour in 6 years. This village is located in City Light's Queen Anne/Magnolia forecast area. In 6 years, capacity in this forecast area will be 258 megawatts, and demand is expected to be 227 megawatts. In 20 years, capacity in this forecast area will be 278 megawatts, and demand is expected to be 270 megawatts. In both years, capacity is more than adequate to meet demand.

⁶ An explanation of the methodologies used to assess adequacy can be obtained from the Neighborhood Planning Office.

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ^b	20-year growth	
Water	None	None expected at this time	<p>Current peak day demand estimate: 3.3 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 3.8 mgd or 15% increase. Peak day demand estimate in 20 years: 4.7 mgd or 43% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed.</p> <p>Seattle Water Department is developing plans for the replacement of Lincoln Reservoir with a covered reservoir to improve water quality.</p> <p>Potential future improvements: It could be beneficial to increase east-west flow capacity, possibly near Harrison St., as part of a gradual renewal of the area's aging system. Preliminary cost estimates: \$1.7 million</p>
Drainage and Wastewater	No new facilities are expected to be required because of new growth.		<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events. Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>With Combined systems, existing sewage flows constitute only about 5% of pipe capacity, and wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p> <p>For Partially separated systems, wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p> <p>The City's current Capital Improvement Program includes several combined sewer overflow projects in the neighborhood in 1997 and beyond.</p>

Table 3
Transportation Analysis⁷ for
South Lake Union Hub Urban Village

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
Denny Way	Broad St. - Aurora Ave	Principal	Eastbound	0.8	0.9
			Westbound	1.3	1.4
Denny Way	Aurora Ave - Westlake Ave	Principal	Eastbound	0.9	0.9
			Westbound	1.0	1.0
Denny Way	Westlake Ave - Fairview Ave	Principal	Eastbound	1.2	1.3
			Westbound	1.0	1.2
Denny Way	Fairview Ave - I-5 crossing	Principal	Eastbound	0.8	0.9
			Westbound	0.7	0.9
Broad St.	Denny Way - Harrison St.	Principal	Northeastbound	0.6	0.7
			Southwestbound	0.6	0.6
Broad St.	Harrison St. - Westlake Ave N	Principal	Northeastbound	0.5	0.6
			Southwestbound	1.2	1.3
Mercer St.	Aurora Ave N - 9th Ave N	Principal	Eastbound	0.7	0.8
			Westbound	0.2	0.3
Mercer St.	9th Ave N - Fairview Ave N	Principal	Eastbound	1.1	1.2
Mercer St.	Fairview Ave N - Eastlake Ave N	Minor	Eastbound	0.4	0.5
Valley St.	Westlake Ave N - Fairview Ave N	Principal	Eastbound	0.5	0.6
			Westbound	1.1	1.2
Valley St.	Dexter Ave N - Aurora Ave N	Minor	Westbound	0.9	1.0
Republican St.	Dexter Ave N - Eastlake Ave N	Minor	Eastbound	0.4	0.5
			Westbound	0.4	0.6
Roy St.	9th Ave N - Dexter Ave N	Minor	Westbound	0.4	0.4
Eastlake Ave N	Denny Way - Stewart St.	Principal	Northbound	0.2	0.2
			Southbound	1.0	1.2
Eastlake Ave N	Stewart St. - Fairview Ave N	Principal	Northbound	0.5	0.5
			Southbound	0.6	0.9
Fairview Ave N	Denny Way - Valley St.	Principal	Northbound	0.8	0.9
			Southbound	0.7	0.7
Fairview Ave N	Valley St. - Eastlake Ave N	Principal	Northbound	0.7	0.7
			Southbound	0.5	0.5
Westlake Ave N	Denny Way - Valley St.	Principal	Northbound	0.6	0.7
Westlake Ave N	Valley St. - Galer St.	Principal	Northbound	1.1	1.3
			Southbound	0.6	0.8
9th Ave N	Denny Way - Westlake Ave N	Principal	Southbound	0.4	0.6
Dexter Ave N	Denny Way - Mercer St.	Minor	Northbound	0.4	0.5
			Southbound	0.3	0.4
Dexter Ave N	Mercer St. - Galer St.	Minor	Northbound	1.1	1.2
			Southbound	0.6	0.8

⁷ The results of this analysis are not intended for measuring concurrency. Previous concurrency analyses contained in the Comprehensive Plan indicate that Level-of-Service standards will not be exceeded by the 20-year growth projected for this area (see Comprehensive Plan Transportation Element).

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The volume-to-capacity (V/C) ratio is an indicator of congestion. The table above shows existing V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for all arterials in the South Lake Union Hub Urban Village. The existing V/C ratios are estimated from traffic counts collected in 1992 through 1995. Compare existing V/C ratios to the 2010 forecast to see the potential change over 20 years.

The V/C ratio can be used to identify areas where neighborhood or citywide transportation plans could encourage changes in travel behavior (e.g., mode, time of travel, destination) or improve operation of the street (e.g., by changing signal timing and the like). The capacity of a street is not a fixed number of vehicles that can never be exceeded. Rather, it is a relative measure of traffic flow.

Arterial segments with a V/C ratio exceeding 1.0 now or possibly in the future might warrant attention in a neighborhood plan. High V/C ratios may be tolerable if the result is to shift people into other modes, or is a result of the development densities necessary for a vital urban village.

Existing conditions: Several arterials have V/C ratios above 1.0. Denny Way westbound from Aurora Ave. to Broad St. has a V/C ratio above 1.2; Denny Way westbound between Fairview Ave. and Westlake Ave. has a V/C ratio above 1.1. Broad St. southwestbound from Valley St. to 9th Ave. N. is also above 1.1. Arterials with V/C ratios between 1.0 and 1.1 include Mercer St., Valley St., Westlake Ave. N., and Dexter Ave. N.

There are a number of principal arterials -- both north-south and east-west -- through the South Lake Union hub urban village. Valley St. and Mercer St. serve as a one-way couplet of principal arterials near the north edge of the urban village, and Denny Way is a principal arterial along the south edge of the village. These arterials carry traffic between the Seattle Center/Queen Anne/Magnolia neighborhoods and I-5/Capitol Hill.

Several north-south oriented principal arterials carry traffic from downtown to Eastlake, east and north Queen Anne, and neighborhoods north of the Ship Canal, including Aurora Ave. N., Fairview Ave. N., Eastlake Ave. N., and the one-way couplet: Westlake Ave. N. and 9th Ave. N.

Aurora Ave. N. is a limited access state highway with east-west crossings only at Denny Way, Broad St., and Mercer St.

Fairview Ave. N., Dexter Ave. N., and Denny Way are Transit Priority Network streets.

Future conditions: The V/C ratios are projected to increase over existing conditions at a number of locations where the V/C ratio already exceeds 1.0. The V/C ratio on Denny Way is projected to go above 1.3 between Aurora Ave. and Denny Way. It is projected to exceed 1.2 on Denny Way eastbound between Westlake Ave. and Fairview Ave., Broad St. southwestbound between Westlake Ave. N. and Harrison St., and Westlake Ave. N. northbound between Valley St. and Galer St.

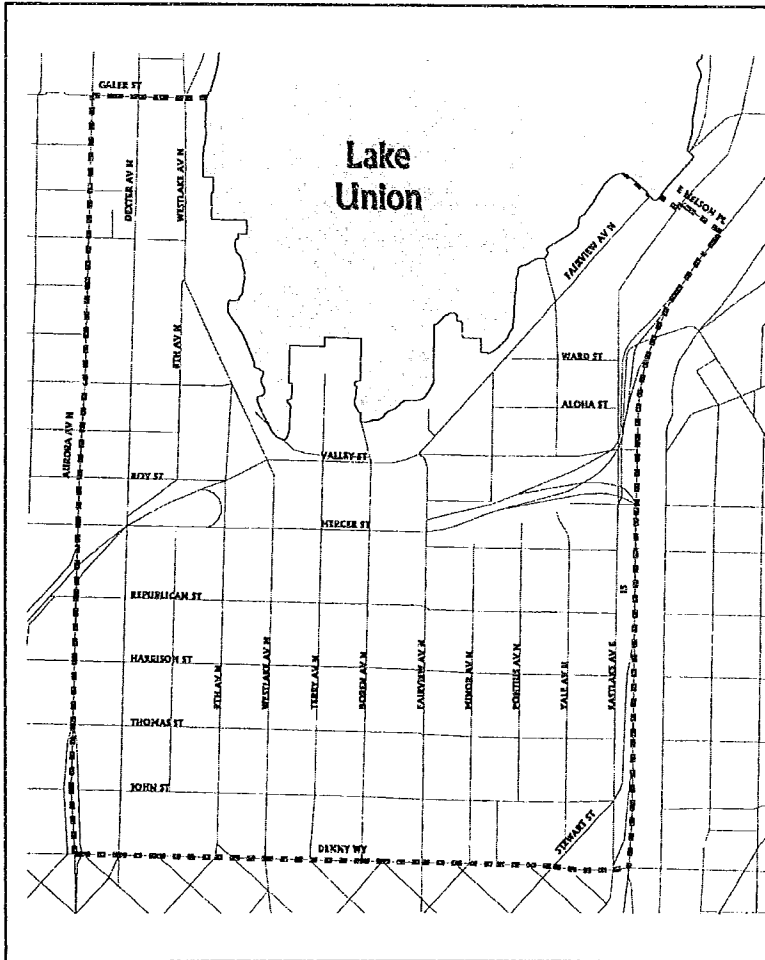
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ATTACHMENT 5

COMPREHENSIVE PLAN MAP AMENDMENTS — *Urban Village Boundaries*

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South Lake Union Hub Urban Village Boundaries



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ATTACHMENT 6

COMPREHENSIVE PLAN LAND USE APPENDIX B

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LAND USE APPENDIX B

Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Urban Centers & Center Villages									
Downtown Urban Center Total	945	7421	7.9	NA ¹	23.4	165119	175	NA ¹	241
Denny Regrade Village	216	3492	16.2	6500	46.3	22699	105	4500	126
Westlake Village	143	514	3.6	3500	28.1	22010	154	23600	319
Commercial Core Village	275	1435	5.2	1300	9.9	106823	388	27000	487
Pioneer Sqsure Village	142	376	2.6	2100 ²	17.4	9113	64	4800 ²	98
Chinatown/International District Village	169	1604	9.5	1300	17.2	4474	26	2800	43
First Hill/Cap. Hill Center Total	912	21673	23.8	NA ¹	30.0	33393	37	NA ¹	50
First Hill Village	225	5896	26.2	2400	36.9	20626	85	6100	119
Capitol Hill Village	396	12450	31.4	1980	36.4	5284	13	3000	21
Pike/Pine Village	131	2349	18.0	620	22.7	3963	30	1400	41
12th Avenue Village	160	978	6.1	540	9.5	3520	22	1200	30
Univ. Dist. Urban Center Total	770	11611	15.0	NA ¹	17.8	31427	41	NA ¹	52
University Dist. NW Village	289	4324	14.9	1630 ³	20.5	8625	30	3000 ³	40
Ravenna Village	122	973	8.0	480 ³	12.0	1580	13	700 ³	19

LAND USE APPENDIX B

Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
University Campus Village	359	6313	17.6	03	17.6	21222	59	4800 ³	72
Northgate Urb. Center Total	410	3291	8.0	NA ¹	15.3	11366	28	NA ¹	50
Sea. Center Urb. Center Total	297	3138	10.6	NA ¹	15.0	19,000	64	NA ¹	75
Hub Urban Villages ⁴									
Ballard	323	4279	13.2	1520	17.9	3518	11	3700	22
Fremont	339	3766	11.1	820	13.5	6937	20	1700	25
Lake City	310	2740	8.8	1400	13.3	2827	9	2900	18
W. Seattle Junction	225	1835	8.2	1100	13.0	3108	14	2300	24
Aurora Ave N @ 130th St	344	2271	6.6	1260	10.3	4027	12	2800	20
Rainier Ave @ I-90	415	2043	4.9	1200	7.8	3371	8	3500	17
South Lake Union	446	461	1.0	1700	4.8	15230	34	4500	44
Residential Urban Villages ⁴									
Aurora N @ 97th St	286	2106	7.3	900	10.4	NA	NA	NA	NA
Greenwood	202	1283	6.4	350	8.1	NA	NA	NA	NA
Upper Queen Anne	103	1063	10.3	300	13.2	NA	NA	NA	NA

LAND USE APPENDIX B

Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Eastlake	205	2423	11.8	380	13.6	NA	NA	NA	NA
23rd and Jackson - Union	485	3186	6.5	800	8.4	NA	NA	NA	NA
Admiral District	103	798	7.6	340	11.1	NA	NA	NA	NA
Green Lake	107	1439	13.4	400	17.2	NA	NA	NA	NA
Roosevelt	160	1007	6.3	340	8.4	NA	NA	NA	NA
Wallingford	245	1973	8.1	200	8.9	NA	NA	NA	NA
Rainier Beach	227	1482	6.5	740	9.8	NA	NA	NA	NA
Columbia City	313	1639	5.2	740	7.6	NA	NA	NA	NA
SW Barton St @ 25th Ave S	278	1654	6.0	700	8.5	NA	NA	NA	NA
Beacon Hill	171	1844	10.8	550	14.0	NA	NA	NA	NA
Crown Hill	173	929	5.4	310	7.2	NA	NA	NA	NA
MLK @ Holly Street	380	1247	3.3	800 ⁵	5.4	NA	NA	NA	NA
South Park	264	997	3.8	350	5.1	NA	NA	NA	NA
Madison-Miller	145	1486	10.3	400	13.0	NA	NA	NA	NA
California @ SW Morgan St	139	1104	8.0	300	10.1	NA	NA	NA	NA

LAND USE ELEMENT APPENDIX B

Footnotes

- ¹ Urban centers are not assigned planning estimates. Growth targets for urban centers are established in land use element section C. Growth targets for urban villages are established upon adoption of a neighborhood plan.
- ² Assumes north Kingdome parking lot and vacant floor area in existing structures is available to accommodate a substantial share of household and employment growth.
- ³ Separate growth targets for the urban center villages within the University Community Urban Center are not adopted. In acting on the UCUC plan, the City Council reaffirmed the targets for the UCUC as a whole. No additional student housing growth according to UW General Physical Development Plan.
- ⁴ The areas to which numbers apply for land area, existing households and jobs, planning estimates and existing and planned densities for each hub and residential urban village are the unadopted village boundaries shown in Land Use Appendix A, above. Where adopted boundaries shown in Appendix A have been amended from the unadopted village boundary, acreage, existing households and employment, and densities may be different than indicated in this Appendix B.
- ⁵ Because of the potential for redevelopment of the Holly Park Garden Community according to a neighborhood plan currently underway, a greater growth planning estimate is established for this area relative to other similar residential urban villages.

City of Seattle
Strategic Planning Office

Lizanne Lyons, Director
Paul Scheil, Mayor



MEMORANDUM

DATE: November 24, 1998

TO: Councilmember Richard Conlin, Chair
Neighborhoods, Growth Planning and Civic Engagement Committee

FROM: Tom Hauger, Acting Assistant Director, Strategic Planning Office
Karna Ruder, Director, Neighborhood Planning Office

SUBJECT: South Lake Union Plan Approval and Adoption Package

We are pleased to transmit to you the Approval and Adoption Package for the South Lake Union Planning area. Attached to this memorandum are:

1. An Executive Report
2. A summary of the outreach activities of this planning effort
3. A Comprehensive Plan consistency checklist for the South Lake Union Hub Urban Village
4. A proposed Plan Approval Resolution to recognize the 1998 South Lake Union Neighborhood Plan and approve a matrix of Executive responses to the plan's recommended activities to implement the plan.
5. An Executive version of the proposed Comprehensive Plan Amendment Ordinance to:
 - confirm the growth targets of the South Lake Union Hub Urban Village; and
 - incorporate South Lake Union goals and policies, capital facilities and utilities inventories and analyses and transportation analyses for the Hub Urban Village into the Neighborhood Plans volume of the Comprehensive Plan.
6. The South Lake Union Approval And Adoption Matrix divided into two sections:
 - *Key Strategies*, through which a neighborhood indicates to the City which recommendations are pivotal to the plan's success. Generally, these strategies have a geographic or thematic focus, and the specific recommendations in them are linked. The Executive's response focuses on the steps needed to implement these strategies.
 - *Additional Activities for Implementation* that are not directly associated with a Key Strategy, but that call for specific Executive recommended actions.

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Memo to Councilmember Richard Conlin
Page 2
November 24, 1998

SPO, NPO and other City staff look forward to briefing you and working with the City Council through the plan adoption process for the 1998 South Lake Union Plan.

We wish to thank the members of the South Lake Union Planning Committee for their hard work.

If you have any questions, please feel free to contact Tom Hauger at 684-8380 or Karma Ruder at 684-8493.

Attachments

cc: Nick Licata
Martha Choe
Geri Beardsley
Bob Morgan
Tom Byers
Dena Cline
Jim Diers
Marty Curry
John Eskelin
Jennifer Carman

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ATTACHMENT 1

EXECUTIVE REPORT ON THE PROPOSED
SOUTH LAKE UNION NEIGHBORHOOD PLAN
November 24, 1998

Introduction

The South Lake Union neighborhood plan is a general plan for the South Lake Union Hub Urban Village preliminarily designated in the City's Comprehensive Plan.

The plan is structured around three *key strategies*:

- Neighborhood Character
- Parks and Open Space
- Transportation

These strategies are described in more detail below.

For the most part, the Executive supports the South Lake Union neighborhood plan. Many of the proposed recommendations have already been accomplished or are underway. Of the recommendations which are not underway, many could easily be implemented by the City, once funding is identified. Many other recommendations are community based and could be implemented without support from the City or with financial support from the Neighborhood Matching Fund.

Background

The South Lake Union planning effort began in September of 1995. The South Lake Union Planning Committee has spent the majority of the last three years conducting an extensive Phase I outreach process featuring a citizen survey, presentations at community group meetings, displays at community events and a well-attended validation celebration, all of which led to creation of a generally recognized Vision and Scope of Work for Phase II that focuses on Parks and Open Space, Transportation and Neighborhood Character issues. Phase II subcommittees were formed and consultants were hired to study and prepare analyses and recommendations on the focused issues of Parks and Open Space, Neighborhood Character and Transportation.

Throughout phase II, community meetings, forums, and special meetings with stakeholders, served to keep the broader community informed and involved in the planning process. For more information on the South Lake Union planning process, see the Outreach Report (Attachment 2).

Comprehensive Plan Consistency

Goals and policies prepared by SPO staff are consistent with the South Lake Union Plan and were reviewed by the South Lake Union Planning Committee. The Executive

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recommends their inclusion in the Comprehensive Plan, as noted in the proposed ordinance.

The South Lake Union Neighborhood plan confirms the goals and policies of Seattle's Comprehensive Plan for this area. The Hub Urban Village's planning estimates are also confirmed. In addition, the Capital Facilities and Utilities inventories and analyses and the transportation analyses for the South Lake Union Hub Urban Village have been reviewed and accepted by the community for inclusion in the Comprehensive Plan. Please see *Comprehensive Plan Consistency Checklists* for the urban village (Attachment 3).

The South Lake Union Planning Committee sees distinct subareas within South Lake Union. These are the Westlake District along Westlake Ave., the Waterfront District along the edge of Lake Union, and the Cascade neighborhood along the east side of the planning area near I-5. The Cascade neighborhood did a great deal of planning work from 1994 to 1996. A number of their recommendations were eventually made into code changes and are both referred to in the Plan and referenced within the Resolution.

The South Lake Union neighborhood plan lays a strong foundation for implementing the urban village strategy.

- The expected improvements to the Mercer/Valley corridor (funding pending the approval of PSRC grant modification).
- The implementation of the South Lake Union Park Master Plan. This will create a regional recreation facility at the south end of Lake Union.

This plan moves toward the vision of the City's adopted Comprehensive Plan in that it meets the following high level objectives:

- 1) promotes a diverse mix of people and housing types in the community;
- 2) seeks to create new and improve existing pedestrian oriented public spaces; and
- 3) offers activities that could improve the circulation of pedestrians and traffic within and around South Lake Union;

Key Strategies

The Executive recognizes the importance of the Key Strategies to the neighborhood that developed them. Given the number of Key Strategies that will be proposed from the 37 planning areas, priorities will have to be set and projects phased over time. The Executive will coordinate efforts to sort through the Key Strategies. During this sorting process, departments and Sector work programs will work together to establish priorities for the respective Key Strategies within each plan, as well as priorities among plans. This may include developing rough cost estimates for the activities within each Key Strategy; identifying potential funding sources and mechanisms, and developing phased implementation and funding strategies. The City will involve neighborhoods in a public process so that neighborhoods can help to establish citywide priorities. The results of these efforts will determine which strategies and activities are to be given priority for City

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response in 1998-2000 versus later implementation. Activities identified in this section will be included in the City's tracking database for monitoring neighborhood plan implementation.

■ **Neighborhood Character**

Elements of this key strategy include developing design guidelines for each of the neighborhood subareas, developing methods of retaining a commercial focus in the neighborhood. The Executive is supportive of developing methods to retain unique neighborhood characteristics in South Lake Union and will work with the community to facilitate those activities where possible.

■ **Parks and Open Space**

The main goal of this strategy is to implement the South Lake Union Master Plan. The South Lake Union Planning Committee, Parks Subcommittee has worked with the Parks Department and planning consultants on revising the existing South Lake Union Park Master Plan. The Navy Reserve has decommissioned the Armory and the City and Navy are close to finalizing negotiations on a purchase price for the remainder of the Navy property holdings at South Lake Union. The South Lake Union Parks Committee, City Parks Department and maritime heritage interests are using this interim time period to look at revisions to the Master Plan. It will include phased improvements with increased public access for recreation and maritime heritage related uses.

The Executive is supportive of South Lake Union's effort to implement the Park Master Plan. Prioritization of activities for implementation can begin upon transfer of the Armory and surrounding property.

■ **Transportation**

The goal of this strategy is to improve the overall efficiency of traffic through this neighborhood, first and foremost, the Mercer/Valley Street corridor. The Executive has worked very closely with the South Lake Union Planning Committee, Transportation Subcommittee on putting together a "package of smaller, focused improvements" to the Mercer/Valley Corridor. This package of improvements has been submitted to the Puget Sound Regional Council as a revision to an existing \$1.5 million PSRC Transportation Grant. The grant will be matched with approximately \$230,000 million in City funds. A portion of the grant will be used for engineering for future improvements and a portion will be used for construction of improvements in the corridor.

Additional Activities for Implementation

For the most part, the recommendations in the Additional Activities for Implementation section are supported by the Executive, and help implement the Comprehensive Plan as well as the neighborhood's vision. There are a few exceptions as noted in Table 1 on the following page:

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Table 1: ACTIVITIES THE EXECUTIVE DOES NOT SUPPORT

#	Neighborhood Recommendation	City Response
T48	Support use of overpasses and sky-bridges in appropriate locations.	This activity has been identified as a long term priority by the neighborhood. However, in general, the City's policy is not to support skybridges. Overpasses may be appropriate in certain locations.
POS 24	Relocate Park Administrative offices from Denny Park and study reuse for community functions or removal of structure.	Until an area viable for administrative space is located, DPR cannot support this recommendation.

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ATTACHMENT 2

**SOUTH LAKE UNION PLANNING COMMITTEE
OUTREACH REPORT
(prepared by SLUPCOM)**

In the Beginning

Prior to the Commons proposal in 1994 to develop a major park and other associated projects and actions in the South Lake Union area, there was no formal neighborhood organization in existence to address neighborhood-wide issues. The South Lake Union Planning Organization (SLUPO) was formed in September, 1995 by several community members to discuss the future of the South Lake Union area after the initial vote on the Seattle Commons proposal failed. SLUPO was formed for the purpose of achieving common ground amongst community members on either side of the Seattle Common's issue.

Approximately 80 individuals representing a range of interests in the area attended the first meeting in September, 1995. At this meeting, a core group of 35 volunteers was identified and invited to be part of the initial membership of SLUPO.

The South Lake Union Planning Organization took a brief hiatus during a second vote on the revised Seattle Commons proposal in Spring, 1996. After the election, significant stakeholders in the South Lake Union area were invited to participate in the re-forming of SLUPO which then led local planning under Phase I of the City's neighborhood process.

Currently, the general membership of SLUPO numbers nearly 150 members. They represent the Cascade Neighborhood Council, the South Lake Union Roundtable, South Lake Union Business Association, area property owners, Center for Wooden Boats, Maritime Heritage Foundation, Cascade Area Business Council, Northwest Seaport and architects working on historic preservation.

The South Lake Union Planning Organization based its neighborhood planning process on past planning work in the area. Committee members have sponsored or participated in a significant number of South Lake Union planning activities in the past. Outcomes and products of these activities provide valuable background for South Lake Union neighborhood planning. These include the following:

- South Lake Union Roundtable (Fall, to 1996 to present)
- South Lake Union Park Planning Study (1987)
- South Lake Union Neighborhood Planning survey (questionnaire & results by SLUPO, 1996)

As Phase II of the Neighborhood planning process progressed, a decision was made to keep the original structure of SLUPO as the Committee of the Whole but change the name to South Lake Union Planning Committee (SLUPCOM) and augment it with three

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standing committees; neighborhood character, parks and open space and transportation. This configuration led the neighborhood through the remainder of the process to date.

Meetings

The transition from Phase I to Phase II of the neighborhood planning process occurred primarily at a major community-wide open house held in July of 1997. Approximately 70 property owners, business owners, residents and employees attended to discuss issues identification/prioritization for Phase II plan direction. Subsequent to the open house and as apart of Phase II planning, a continuing series of meetings occurred, focused on plan development. These meetings were organized around the three sub-committees mentioned above and met on a continuing biweekly basis from the spring of 1998 through to the early fall of 1998. These sub-committees had open membership and were generally well attended by a cross section of interests in the neighborhood. SLUPCOM, (the Committee of the Whole) also met periodically during this intense planning effort to check on status and provide direction as needed.

Of note, two special purpose meetings were also held during this period, hosted by the Parks and Open Space Committee to discuss the future of South Lake Union Park. These meeting were very well attended and led directly to recommendations contained in the Plan.

The last major meeting to occur was the validation event held on October 22, 1998. Again this meeting was very well attended with representation and input from a broad cross-section of the neighborhood.

Methods of Contact

SLUPCOM maintains a mailing/fax/e-mail file of approximately 150 names of active members. This is the traditional means of announcing meetings and disseminating information. For major events, the mailing list of the South Lake Union Business Association (SLUBA) is also used as is the extensive mailing list maintained by PEMCO which has over 1000 entries for area businesses, property owners and interested individuals.

Outreach to Surrounding Communities

Outreach was most evident in the area of transportation planning where the transportation coordinator for the Queen Anne neighborhood participated extensively in plan discussions and provided the needed bridge between the two neighborhood plans. SLUPCOM also benefited from the active participation of Mr. David Tye in planning deliberations. Mr. Tye is a member of the Denny Triangle Planning Committee.

Given the relatively short period of time which SLUPCOM had to formulate their plan, the area of outreach to surrounding communities would benefit the most from additional effort.

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ATTACHMENT 3

COMPREHENSIVE PLAN CONSISTENCY CHECKLIST

For South Lake Union Hub Urban Village

Comments on consistency will be noted below, including whether the Comprehensive Plan needs to be amended to implement any recommendation. Note: Two copies of the draft neighborhood plans and any SEPA documentation must be sent to Washington State CTED 60 days prior to adoption.

Comprehensive Plan (CP policies indicated in parentheses)	Neighborhood Plan
Plan contains the following elements or statements that the current Comprehensive Plan policies adequately reflect the area's vision and goals (N14). • land use, housing, transportation, capital facilities & utilities.	The South Lake Union Plan contain these elements or statements.
For each Hub Urban Village, Plan establishes: • Designation (L18, L19).	The South Lake Union Plan affirms the Hub Urban Village designation.
• Boundaries (L13, L19).	The South Lake Union Plan makes minor changes to the preliminary boundaries in order to fully represent the community's vision.
• Name (L19)	No name change is proposed.
• Household and employment growth targets (L59). Growth targets do not exceed 80% of zoned development capacity (L55)	The South Lake Union Plan affirm the planning estimates as growth targets. Growth targets do not exceed 80% of zoned development capacity
Plan contains existing capital facilities inventory, and transportation, capital facilities and utilities analyses.	Inventories and analyses are included.
Urban village zoning will allow achievement of affordable housing goals for households with incomes below 50% of median (H29).	Yes.
If Plan proposes changes to zoning map, proposed zoning changes meet the following requirements: • consistent with locational criteria in Land Use Code	No zoning changes are proposed.
• Growth target does not exceed 80% of zoned development capacity (L55)	N/A
• Any proposed additions of single family land are within five minutes walking distance or five blocks of a designated principal commercial street (L10, L50).	N/A

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Comprehensive Plan (CP policies indicated in parentheses)	Neighborhood Plan
<ul style="list-style-type: none"> Any proposed upzones to single family land are within acreage limits listed in Land Use Appendix C (L74, L83). 	N/A
Optional (Not required for Comprehensive Plan consistency)	
Plan designates key pedestrian streets (T46)	N/A
Plan uses tools and strategies to achieve affordable housing goals: <ul style="list-style-type: none"> Ground-related housing (H12) Transfer of development rights (H28) Incentive zoning (downtown) (H27) 	N/A
Plan addresses open space in villages and nearby areas (L148).	Parks and Open space element is included.
Plan proposes to modify open space goals (L147).	N/A
Plan takes advantage of any of the following zoning tools to implement the urban villages strategy consistent with the Comprehensive Plan and Land Use Code: <ul style="list-style-type: none"> Mapping new areas for Moderate and High density multifamily zoning within core area of Hub Urban Village (L96, L101) 	N/A
<ul style="list-style-type: none"> Residential small lot zone customized for the neighborhood (L82) 	N/A
<ul style="list-style-type: none"> Flexibility in rezone criteria for rezoning of multifamily land to neighborhood commercial zones (L90) 	N/A
<ul style="list-style-type: none"> Mapping of NC/R zones (L107) 	N/A
<ul style="list-style-type: none"> Zoning overlay (L G66, L125) 	N/A
<ul style="list-style-type: none"> Changes to zoned height limits (L137) 	N/A

COMMENTS

I have reviewed the neighborhood plan goals and policies in relation to the Comprehensive Plan goals and policies and have identified no inconsistencies, except as noted above.

Checklist completed by: Jennifer P. Carman

Date: November 10, 1998

Organization: City of Seattle Strategic Planning Office

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Document Title(s) (or transaction contained therein): (all areas applicable to your document <u>must</u> be filled) CORDINANCE # 119401
Re _____ of document.
Grantor(s) (Last name first, then first name and initials) 1. City of Seattle <input type="checkbox"/> Additional, names on page-----of document.
Grantee(s) (Last name first, then first name and initials) 1. N/A 2.
Legal description (abbreviated: i.e. lot, block, plat or section, township, range) <input type="checkbox"/> Additional reference #'s on page -----of document.
Assessor's Property Tax Parcel/Account Number/ N/A <input type="checkbox"/> Assessor Tax # not yet assigned

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ORDINANCE 119401

AN ORDINANCE relating to the South Lake Union Neighborhood Plan; amending the Seattle Comprehensive Plan to incorporate portions of the South Lake Union Neighborhood Plan, and amending the Official Land Use Map, Title 23 of the Seattle Municipal Code, to reflect the boundaries of the South Lake Union Hub Urban Village.

WHEREAS, on July 25, 1994, by Ordinance 117221, the City Council adopted the Seattle Comprehensive Plan, which includes a neighborhood planning element; and

WHEREAS, City Council Resolution 28966, adopted August 1, 1994, established a Neighborhood Planning Program for the City of Seattle; and

WHEREAS, a coalition of South Lake Union neighborhood stakeholders came together to form a South Lake Union Planning Committee for the purpose of preparing a Neighborhood Plan as provided for in the City of Seattle Comprehensive Plan; and

WHEREAS, the South Lake Union Planning Committee convened monthly meetings, special events and workshops open to everyone and regularly attended by dozens of citizens; and

WHEREAS, The South Lake Union Planning Committee conducted an extensive Phase I outreach process featuring a citizen survey, presentations at community group meetings, displays at community events and a well-attended validation celebration, all of which led to creation of a generally recognized Vision and Scope of Work for Phase II that focuses on Parks and Open Space, Transportation and Neighborhood Character issues; and

WHEREAS, the Phase I outreach process created a list of priority planning topics and resulted in the selection of members for a Planning Committee to lead Phase II planning; and

WHEREAS, in Phase II subcommittees were formed and consultants were hired to study and prepare analyses and recommendations on the focused issues of Parks and Open Space, Neighborhood Character and Transportation; and

WHEREAS, a final plan incorporating Key Strategies for the three focus areas, additional activities for implementation and activities for long term consideration was completed, reviewed and approved by the South Lake Union Planning Committee

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March 1, 1999
(Ver. 2)

and validated by the community in response to a community-wide mailer and validation meeting; and

WHEREAS, the South Lake Union neighborhood has developed this 1998 South Lake Union Plan; and

WHEREAS, the 1998 South Lake Union Plan recognizes the work done by the 1994-1996 Cascade Neighborhood Planning effort which resulted in 1996 Seattle Cascade Mixed Zone code changes; and

WHEREAS, a SEPA checklist has been prepared and an addendum to the Comprehensive Plan Final Environmental Impact Statement was issued in October 15, 1998; and

WHEREAS, the overall vision of the 1998 South Lake Union Neighborhood Plan is consistent with the goals and policies of Seattle's Comprehensive Plan; and

WHEREAS, the Council finds that the proposed amendments are consistent with the Growth Management Act, and will protect and promote the health, safety and welfare of the general public;

NOW THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Seattle Comprehensive Plan, as adopted by Ordinance 117221 and subsequently amended, is hereby amended as follows:

- A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive Plan is hereby amended to add South Lake Union, as shown in Attachment 1.
- B. The South Lake Union Plan goals and policies, as shown in Attachment 2 to this Ordinance, are hereby incorporated into the Neighborhood Plans volume of the Comprehensive Plan.
- C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in Attachment 3 to this Ordinance to confirm the designation and growth targets for the South Lake Union Hub Urban Village.

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- 1 D. The capital facilities and utilities inventory and analyses and transportation analyses
2 shown in Attachment 4 to this Ordinance are hereby incorporated into the
3 Neighborhood Plans volume, South Lake Union section, of the Comprehensive Plan.
- 4 E. The following maps are hereby amended to reflect the final designation and
5 boundaries of the South Lake Union Hub Urban Village, as shown in Attachment 5
6 to this Ordinance:
7 / Future Land Use Map
8 / Land Use Figure 1
9 / Land Use Figure A-1
10 A new Land Use Figure, containing a large scale map of the South Lake Union Hub
11 Urban Village is hereby added to the Land Use Element, as shown in Attachment 5
12 to this Ordinance.
- 13 F. Land Use Appendix B is hereby amended to reflect the final growth targets for the
14 South Lake Union Hub Urban Village, as shown in Attachment 6 to this Ordinance.
- 15 Section 2. The amendments contained in Section 1 of this ordinance constitute
16 an adopted neighborhood plan.
- 17 Section 3. The Official Land Use Map, Section 23.32.016, Seattle Municipal

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(Ver. 2)

Code, is amended to reflect the boundaries of the South Lake Union Hub Urban Village as depicted on Attachment 5 to this Ordinance.

Section 4. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 15th day of March, 1999, and signed by me in open session in authentication of its passage this 15th day of March, 1999.

Breda L. ...
President of the City Council

Approved by me this 22nd day of March, 1999.

Paul Schell
Paul Schell, Mayor

Filed by me this 23rd day of March, 1999.

Judith E. Papp
City Clerk

(SEAL)

STATE OF WASHINGTON
COUNTY OF KING
CITY OF SEATTLE

} SS

I, JUDITH E. PAPP, CITY CLERK OF THE CITY OF SEATTLE, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE AND CORRECT COPY OF ORDINANCE 119461

AS THE SAME APPEARS ON FILE, AND OF RECORD IN THIS DEPARTMENT.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED THE SEAL TO THE CITY OF SEATTLE, THIS 30th day of March, 1999

JUDITH E. PAPP
CITY CLERK

BY: Margaret Carter
DEPUTY CLERK

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9904020904

ORDINANCE _____

AN ORDINANCE relating to the South Lake Union Neighborhood Plan; amending the Seattle Comprehensive Plan to incorporate portions of the South Lake Union Neighborhood Plan, and amending the Official Land Use Map, Title 23 of the Seattle Municipal Code, to reflect the boundaries of the South Lake Union Hub Urban Village.

WHEREAS, on July 25, 1994, by Ordinance 117221, the City Council adopted the Seattle Comprehensive Plan, which includes a neighborhood planning element; and

WHEREAS, City Council Resolution 28966, adopted August 1, 1994, established a Neighborhood Planning Program for the City of Seattle; and

WHEREAS, a coalition of South Lake Union neighborhood stakeholders came together to form a South Lake Union Planning Committee for the purpose of preparing a Neighborhood Plan as provided for in the City of Seattle Comprehensive Plan; and

WHEREAS, the South Lake Union Planning Committee convened monthly meetings, special events and workshops open to everyone and regularly attended by dozens of citizens; and

WHEREAS, The South Lake Union Planning Committee conducted an extensive Phase I outreach process featuring a citizen survey, presentations at community group meetings, displays at community events and a well-attended validation celebration, all of which led to creation of a generally recognized Vision and Scope of Work for Phase II that focuses on Parks and Open Space, Transportation and Neighborhood Character issues; and

WHEREAS, the Phase I outreach process created a list of priority planning topics and resulted in the selection of members for a Planning Committee to lead Phase II planning; and

WHEREAS, in Phase II subcommittees were formed and consultants were hired to study and prepare analyses and recommendations on the focused issues of Parks and Open Space, Neighborhood Character and Transportation; and

WHEREAS, a final plan incorporating Key Strategies for the three focus areas, additional activities for implementation and activities for long term consideration was completed, reviewed and approved by the South Lake Union Planning Committee and validated by the community in response to a community-wide mailer and validation meeting; and

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1 WHEREAS, the South Lake Union neighborhood has developed this 1998 South Lake
2 Union Plan; and

3 WHEREAS, the 1998 South Lake Union Plan recognizes the work done by the 1994-1996
4 Cascade Neighborhood Planning effort which resulted in 1996 Seattle Cascade
Mixed Zone code changes

5 WHEREAS, a SEPA checklist has been prepared and an addendum to the Comprehensive
6 Plan Final Environmental Impact Statement was issued in October 15, 1998; and

7 WHEREAS, the overall vision of the 1998 South Lake Union Neighborhood Plan is
8 consistent with the goals and policies of Seattle's Comprehensive Plan;

9 WHEREAS, the Council finds that the proposed amendments are consistent with the Growth
10 Management Act, and will protect and promote the health, safety and welfare of the
11 general public;

12 **NOW THEREFORE,**

13 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

14 **Section 1.** The Seattle Comprehensive Plan, as adopted by Ordinance 117221
15 and last amended by Ordinance _____, is hereby amended as follows:

- 16 A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive
17 Plan is hereby amended to add South Lake Union, as shown in Attachment 1.
- 18 B. The South Lake Union Plan goals and policies, as shown in Attachment 2 to this
19 Ordinance, are hereby incorporated into the Neighborhood Plans volume of the
20 Comprehensive Plan.
- 21 C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in
22 Attachment 3 to this Ordinance to confirm the designation and growth targets for the
23 South Lake Union Hub Urban Village.
- 24 D. The capital facilities and utilities inventory and analyses and transportation analyses
shown in Attachment 4 to this Ordinance are hereby incorporated into the
Neighborhood Plans volume, South Lake Union section, of the Comprehensive Plan.

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1 E. The following maps are hereby amended to reflect the final designation and
2 boundaries of the South Lake Union Hub Urban Village, as shown in Attachment 5
3 to this Ordinance:
• Future Land Use Map • Land Use Figure 1 • Land Use Figure A-1

4 F. Land Use Appendix B is hereby amended to reflect the final growth targets for the
5 South Lake Union Hub Urban Village, as shown in Attachment 6 to this Ordinance.

6 **Section 2.** The amendments contained in Section 1 of this ordinance constitute
7 an adopted neighborhood plan.

8 **Section 3.** The Official Land Use Map, Section 23.32.016, Seattle Municipal
9 Code, is amended to reflect the boundaries of the South Lake Union Hub Urban Village as
10 depicted on Attachment 3 to this Ordinance.

11 **Section 4.** This ordinance shall take effect and be in force thirty (30) days from
12 and after its approval by the Mayor, but if not approved and returned by the Mayor within
13 ten (10) days after presentation, it shall take effect as provided by Municipal Code Section
14 1.04.020.

15 Passed by the City Council the ____ day of ____, 1998, and
16 signed by me in open session in authentication of its passage this ____ day of
____, 1998.

17 _____
President of the City Council

18 Approved by me this ____ day of ____, 1998.

19 _____
Paul Schell, Mayor

20 Filed by me this ____ day of ____, 19 ____.

21 _____
22 City Clerk

JPC:jpc
CPORD.DOC
November 6, 1998
(Ver. 1)

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JPC:jpc
CPORD.DOC
November 6, 1998
(Ver 1)

1 LIST OF ATTACHMENTS

2	ATTACHMENT 1	TABLE OF CONTENTS
3	ATTACHMENT 2	SOUTH LAKE UNION GOALS AND POLICIES
4	ATTACHMENT 3	AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT
5	ATTACHMENT 4	CAPITAL FACILITIES AND UTILITIES INVENTORY AND ANALYSES AND TRANSPORTATION ANALYSES
6	ATTACHMENT 5	COMPREHENSIVE PLAN MAP AMENDMENTS
7	ATTACHMENT 6	COMPREHENSIVE PLAN LAND USE APPENDIX B

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ATTACHMENT I

THE CITY OF SEATTLE COMPREHENSIVE PLAN
NEIGHBORHOOD PLANS

Table of Contents

Ballard Interbay Northend Manufacturing/Industrial Center
Chinatown/International District
Central
Crown Hill/Ballard
Denny Triangle
Eastlake
First Hill
MLK@Holly Street
Queen Anne
Pioneer Square
South Lake Union
South Park
University District Urban Center
Wallingford

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ATTACHMENT 2

SOUTH LAKE UNION GOALS AND POLICIES

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South Lake Union Goals and Policies

Neighborhood Character

- G1: A mixed use neighborhood with an emphasis on small business and light industry.
- P1: Encourage strategies which promote diversity of building types and inherent qualities of neighborhood sub-areas through development of design guidelines.
- P2: Strive to maintain vehicular access and adequate parking to serve area businesses.
- P3: Encourage housing that does not conflict with the business character of the neighborhood.
- P4: Support the placement of social service facilities based on city-wide siting policies.
- P5: Encourage development of incentives that encourages preservation, reuse and rehabilitation of historically significant structures in the neighborhood.

Parks and Open Space

- G2: A neighborhood with a variety of open space opportunities which serve the various needs of neighborhood residents and which recognize Lake Union and South Lake Union Park as the premier open space opportunity in the neighborhood.
- P6: Support development of South Lake Union Park based on the updated Park Master Plan including acquisition of Navy Reserve property and a key focus on maritime heritage.
- P7: Encourage the continued perception of Lake Union as an amenity through careful stewardship of water quality and adjacent land uses.
- P8: Encourage developers of projects adjacent to parks to consider that park's character in designing their projects.
- P9: Strive to implement the Cascade Playground Master Plan.
- P10: Encourage acquisition of properties which provide for active play and recreation, including Denny Playfield.
- P11: Promote a system of pedestrian connections (including Green Streets) linking key activity areas and destinations.
- P12: Encourage development of incentives for developers to include pocket parks or publicly accessible open space in their projects.

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Transportation

- G3: A neighborhood with an efficient east/west transportation corridor that serves neighborhood and sub-regional needs.
- G4: A neighborhood with adequate parking available to support neighborhood businesses and activities now and in the future.
- P13: Encourage Mercer/Valley improvements that support development of South Lake Union Park, city-owned parcels and other adjacent properties.
- P14: Favor of a set of improvements that are reasonably fundable and that do not require excessive new right-of-way.
- P15: Explore transportation improvements that would link South Lake Union and Lower Queen Anne.

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ATTACHMENT 3

AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

L33: Preliminarily designate the following locations as hub urban villages (Land Use Figure 1), subject to future objective analysis in the neighborhood planning process:

1. West Seattle Junction
2. Lake City
3. Fremont
4. Aurora at N 130th
5. Rainier Avenue/I-90
6. South Lake Union

Designate the following locations as hub urban villages (Land Use Figure 1):

1. Ballard
2. South Lake Union

G36

Achieve the following 20-year growth targets in hub urban villages:

	Residential Growth	Employment Growth
South Lake Union	1700	4500

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ATTACHMENT 4

**CAPITAL FACILITIES AND UTILITIES INVENTORIES AND ANALYSES AND
TRANSPORTATION ANALYSES**

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Table 1
Inventory for Facilities and Utilities Serving
South Lake Union Hub Urban Village

Facility Type	Name	Location	Capacity	Information Sources /Comments
Fire Station ²	SFD 2	2334 Fourth Ave.	Engine Co., Ladder Co., Aid, Command	Seattle Fire Department
	SFD 22	901 East Roanoke St.	Engine Co., Communications Van	
Police Station	East Precinct	1519 12th Ave.	8.45 sq. mi. service area, 1994 population 82,265	Seattle Police Department. Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
	West Precinct	610 Third Ave	11.59 sq. mi. service area, 1990 population 64,699	
Schools ³	Lowell Elementary	1058 E. Mercer St.	425 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
	Hay Elementary	201 Garfield St.	450 students	
Library	Henry Branch	425 Harvard Ave. E.	4904 sq. ft, 1990 population served 30,709, or .16 sq. ft/capita + .32 sq. ft/capita citywide	Seattle Public Library Statistical Report, EDL&A, December 1992
	Downtown Main Library	1000 Fourth Ave.	166,092 sq. ft, this neighborhood and citywide population of 516,334 is served by this library for a ratio of .32 sq. ft/capita	
Parks ⁴	Denny Park	Dexter Av. N & Denny Way	5 ac. Landscaping, walkways, Park Department offices	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning
	S. Lake Union Park	Westlake Av. N & Aloha St.	1.3 ac. Shoreline	
	Cascade Playground	Harrison St. & Pontius Av. N	1.5 ac. play area, basketball, lawn	
	Terry Pettus Park	E Newton St. & Fairview Av. E	0.11 ac	
Electrical power	Broad Street substations	319 - 6th Av. N	180 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Queen Anne/Magnolia forecast area, which has a total capacity of 258 megawatts.
			218 Megawatts	

¹ For an overview of City facilities, see *Community Services and Facilities, Public Utilities Background Report*, City of Seattle, Office of Management and Planning, 1990.

² The nearest station is listed; Fire and Emergency Medical Services are provided by the nearest station. In the case of larger fires, firefighting and medical resources are also dispatched from other stations. Aid units and fire engines are equipped to handle many medical emergencies; medic units are dispatched to more serious medical emergencies.

³ Through the student assignment plan, the village is served by a number of designated regular elementary schools, and at least six Seattle School District Alternative Schools. School capacities are determined in part by the mix of programs offered and the number of portable classrooms used, and are subject to change.

⁴ Parks and Other Resources shown are inside the village or within 1/8 mile of the unadopted village boundary.

Facility Type	Name	Location	Capacity	Information Sources /Comments
Water	This village is located in the 316 pressure zone. The area is served from the Cedar River Source via the Cedar River pipelines, with storage provided by the Lincoln reservoir at Nagel Pt. & E. Howell St. The major feed to the area is via a 30-inch supply main under Denny Way. See Map for System locations. (Utilities Figure A4, Comprehensive Plan Appendix)		Lincoln reservoir: 21 million gallons The majority of the pipe network was constructed between 1890 and 1930, predominantly of cast iron. The mains appear to be in generally good order given the age of the network.	Seattle Water Department, October 1996 In this pressure zone, elevations range from 15-142 feet above sea level; static water pressure ranges from 76-131 pounds per square inch. The pressures in this area are considered to be very good. Corrosive soil conditions could contribute to a deterioration in the pipes
Drainage & Wastewater	The majority of this village is served by a Combined system except for small pockets and the eastern portion of the village which are served by a Partially Separated system. See Map for system locations. (Utilities Figure A5, Comprehensive Plan Appendix)		With Combined systems, existing sewage flows constitute about 5% of pipe capacity, with the remainder for stormwater flows. Capacity of the combined systems in this area is considered adequate. Occasionally, sewer rehabilitation projects which are part of the 6 year Capital Improvement Program are performed in these areas as needed which may in some instances have the added benefit of enhancing the system capacity. With Partially Separated systems, about 15% of the stormwater enters the sewer system, with the remaining 85% diverted to the storm drain system. Capacity of the Partially Separated systems in this area is considered adequate. Occasionally, sewer rehabilitation projects which are part of the Capital Improvement Program are performed in these areas as needed which may in some instances have the added benefit of enhancing the system capacity.	Seattle Drainage and Wastewater Utility, November 1996 Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe. Partial Separation System: A system where the water from street and major parking lot drainage is collected and transferred in one pipe or ditch and culvert system, and the other surface wastewater such as that from roof drains is carried with the sanitary sewer in a sewer pipe.

⁵ Minimum working pressure of 30 psi is the standard for new construction and 80 psi is the new standard for maximum pressure. Some areas of Seattle exceed the maximum and other areas have less than the minimum pressure.

Table 2
Capital Facilities and Utilities Analysis
South Lake Union Hub Urban Village

Expected 6-yr. HH Growth: 485
 Expected 20-yr HH Growth: 1,700
 Land Area: 431 Acres

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁶	20-year growth	
Fire	None	None expected at this time	Fire Station #2 has an average response time of 3.17 minutes for emergency medical calls and 3.85 minutes for fire calls. Fire Station #22 has an average response time of 4.02 minutes for emergency medical calls and 4.81 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergency medical calls and a 5-minute or less response time for first response to fire emergencies. Response times for these stations meet industry standards and are expected to for the next 6 years.
Police	A new West Precinct facility is expected to be adequate to accommodate SPD activities that may result from increased population.	None expected at this time	Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision. The new West Precinct facilities nearing completion will accommodate this precinct's facility needs. Minor facility modifications for other precincts will occur as needed and funded.
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		Physical goals for : a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Phase Two of the School District's Building Excellence program includes demolition, all new construction of Lowell Elementary. Voters have not yet approved funds for this phase.
Electricity	None	A future downtown substation will add capacity in this forecast area	Electrical demand from this village is estimated to increase by 1.9 annual average megawatts and 4.1 megawatts in a peak hour in 6 years. This village is located in City Light's Queen Anne/Magnolia forecast area. In 6 years, capacity in this forecast area will be 258 megawatts, and demand is expected to be 227 megawatts. In 20 years, capacity in this forecast area will be 278 megawatts, and demand is expected to be 270 megawatts. In both years, capacity is more than adequate to meet demand.

⁶ An explanation of the methodologies used to assess adequacy can be obtained from the Neighborhood Planning Office.

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁶	20-year growth	
Water	None	None expected at this time	<p>Current peak day demand estimate: 3.3 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 3.8 mgd or 15% increase. Peak day demand estimate in 20 years: 4.7 mgd or 43% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed.</p> <p>Seattle Water Department is developing plans for the replacement of Lincoln Reservoir with a covered reservoir to improve water quality.</p> <p>Potential future improvements: It could be beneficial to increase east-west flow capacity, possibly near Harrison St., as part of a gradual renewal of the area's aging system. Preliminary cost estimates: \$1.7 million</p>
Drainage and Wastewater	No new facilities are expected because of new growth.		<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events. Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>With Combined systems, existing sewage flows constitute only about 5% of pipe capacity, and wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p> <p>For Partially separated systems, wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p> <p>The City's current Capital Improvement Program includes several combined sewer overflow projects in the neighborhood in 1997 and beyond.</p>

Table 3
Transportation Analysis⁷ for
South Lake Union Hub Urban Village

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
Denny Way	Broad St. - Aurora Ave	Principal	Eastbound	0.8	0.9
			Westbound	1.3	1.4
Denny Way	Aurora Ave - Westlake Ave	Principal	Eastbound	0.9	0.9
			Westbound	1.0	1.0
Denny Way	Westlake Ave - Fairview Ave	Principal	Eastbound	1.2	1.3
			Westbound	1.0	1.2
Denny Way	Fairview Ave - I-5 crossing	Principal	Eastbound	0.8	0.9
			Westbound	0.7	0.9
Broad St.	Denny Way - Harrison St.	Principal	Northeastbound	0.6	0.7
			Southwestbound	0.6	0.8
Broad St.	Harrison St. - Westlake Ave N	Principal	Northeastbound	0.5	0.6
			Southwestbound	1.2	1.3
Mercer St.	Aurora Ave N - 9th Ave N	Principal	Eastbound	0.7	0.8
			Westbound	0.2	0.3
Mercer St.	9th Ave N - Fairview Ave N	Principal	Eastbound	1.1	1.2
Mercer St.	Fairview Ave N - Eastlake Ave N	Minor	Eastbound	0.4	0.5
Valley St.	Westlake Ave N - Fairview Ave N	Principal	Eastbound	0.5	0.6
			Westbound	1.1	1.2
Valley St.	Dexter Ave N - Aurora Ave N	Minor	Westbound	0.9	1.0
Republican St.	Dexter Ave N - Eastlake Ave N	Minor	Eastbound	0.4	0.5
			Westbound	0.4	0.6
Roy St.	9th Ave N - Dexter Ave N	Minor	Westbound	0.4	0.4
Eastlake Ave N	Denny Way - Stewart St.	Principal	Northbound	0.2	0.2
			Southbound	1.0	1.2
Eastlake Ave N	Stewart St. - Fairview Ave N	Principal	Northbound	0.5	0.5
			Southbound	0.6	0.9
Fairview Ave N	Denny Way - Valley St.	Principal	Northbound	0.8	0.9
			Southbound	0.7	0.7
Fairview Ave N	Valley St. - Eastlake Ave N	Principal	Northbound	0.7	0.7
			Southbound	0.5	0.5
Westlake Ave N	Denny Way - Valley St.	Principal	Northbound	0.6	0.7
Westlake Ave N	Valley St. - Galer St.	Principal	Northbound	1.1	1.3
			Southbound	0.6	0.8
9th Ave N	Denny Way - Westlake Ave N	Principal	Southbound	0.4	0.6
Dexter Ave N	Denny Way - Mercer St.	Minor	Northbound	0.4	0.5
			Southbound	0.3	0.4
Dexter Ave N	Mercer St. - Galer St.	Minor	Northbound	1.1	1.2
			Southbound	0.6	0.8

⁷ The results of this analysis are not intended for measuring concurrency. Previous concurrency analyses contained in the Comprehensive Plan indicate that Level-of-Service standards will not be exceeded by the 20-year growth projected for this area (see Comprehensive Plan Transportation Element).

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The volume-to-capacity (V/C) ratio is an indicator of congestion. The table above shows existing V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for all arterials in the South Lake Union Hub Urban Village. The existing V/C ratios are estimated from traffic counts collected in 1992 through 1995. Compare existing V/C ratios to the 2010 forecast to see the potential change over 20 years.

The V/C ratio can be used to identify areas where neighborhood or citywide transportation plans could encourage changes in travel behavior (e.g., mode, time of travel, destination) or improve operation of the street (e.g., by changing signal timing and the like). The capacity of a street is not a fixed number of vehicles that can never be exceeded. Rather, it is a relative measure of traffic flow.

Arterial segments with a V/C ratio exceeding 1.0 now or possibly in the future might warrant attention in a neighborhood plan. High V/C ratios may be tolerable if the result is to shift people into other modes, or is a result of the development densities necessary for a vital urban village.

Existing conditions: Several arterials have V/C ratios above 1.0. Denny Way westbound from Aurora Ave. to Broad St. has a V/C ratio above 1.2; Denny Way westbound between Fairview Ave. and Westlake Ave. has a V/C ratio above 1.1. Broad St. southwestbound from Valley St. to 9th Ave. N. is also above 1.1. Arterials with V/C ratios between 1.0 and 1.1 include Mercer St., Valley St., Westlake Ave. N., and Dexter Ave. N.

There are a number of principal arterials -- both north-south and east-west -- through the South Lake Union hub urban village. Valley St. and Mercer St. serve as a one-way couplet of principal arterials near the north edge of the urban village, and Denny Way is a principal arterial along the south edge of the village. These arterials carry traffic between the Seattle Center/Queen Anne/Magnolia neighborhoods and I-5/Capitol Hill.

Several north-south oriented principal arterials carry traffic from downtown to Eastlake, east and north Queen Anne, and neighborhoods north of the Ship Canal, including Aurora Ave. N., Fairview Ave. N., Eastlake Ave. N., and the one-way couplet: Westlake Ave. N. and 9th Ave. N.

Aurora Ave. N. is a limited access state highway with east-west crossings only at Denny Way, Broad St., and Mercer St.

Fairview Ave. N., Dexter Ave. N., and Denny Way are Transit Priority Network streets.

Future conditions: The V/C ratios are projected to increase over existing conditions at a number of locations where the V/C ratio already exceeds 1.0. The V/C ratio on Denny Way is projected to go above 1.3 between Aurora Ave. and Denny Way. It is projected to exceed 1.2 on Denny Way eastbound between Westlake Ave. and Fairview Ave., Broad St. southwestbound between Westlake Ave. N. and Harrison St., and Westlake Ave. N. northbound between Valley St. and Galer St.

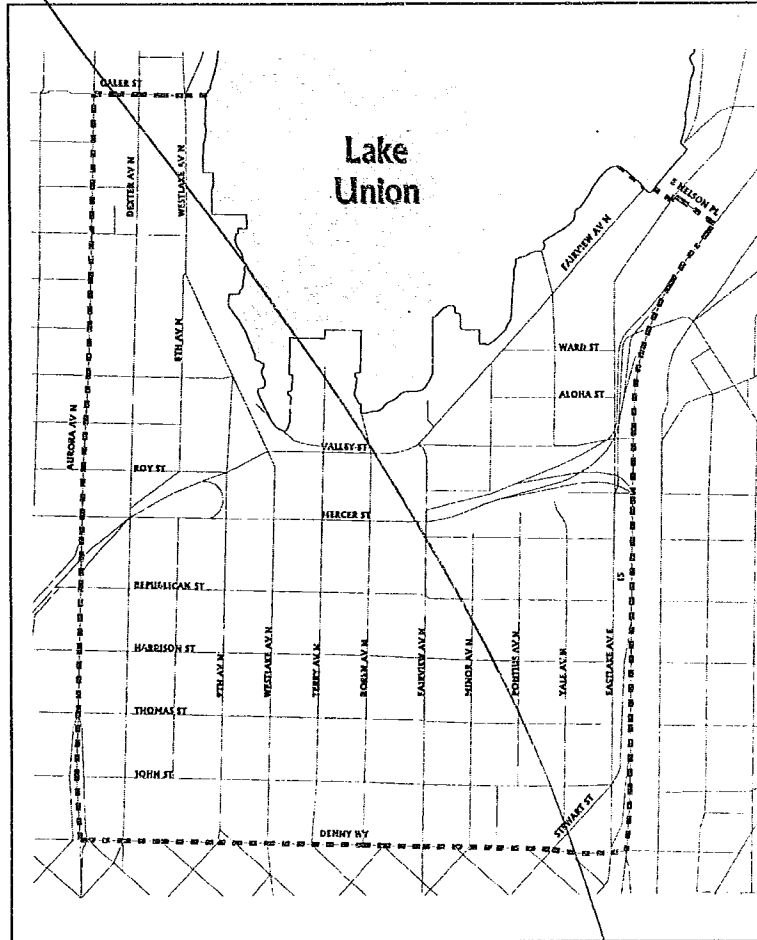
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ATTACHMENT 5

COMPREHENSIVE PLAN MAP AMENDMENTS — *Urban Village Boundaries*

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South Lake Union Hub Urban Village Boundaries



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ATTACHMENT 6
COMPREHENSIVE PLAN LAND USE APPENDIX B

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LAND USE APPENDIX B

Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acr.)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Urban Centers & Center Villages									
Downtown Urban Center Total	945	7421	7.9	NA ¹	23.4	165119	175	NA ¹	241
Denny Regrade Village	216	3492	16.2	6500	48.3	22699	105	4500	126
Westlake Village	143	514	3.6	3500	28.1	22010	154	23600	319
Commercial Core Village	275	1435	5.2	1800	9.9	106823	388	27000	487
Pioneer Square Village	142	376	2.6	2100 ²	17.4	9113	64	4800 ²	98
International District Village	169	1604	9.5	1300	17.2	4474	26	2800	43
First Hill/Cap. Hill Center Total	912	21673	23.8	NA ¹	30.0	33393	37	NA ¹	50
First Hill Village	225	5896	26.2	2400	36.9	20526	85	6100	119
Capitol Hill Village	396	12450	31.4	1980	36.4	5284	13	3000	21
Pike/Pine Village	131	2349	18.0	620	22.7	3963	30	1400	41
South Capitol Hill Village	160	912	6.1	540	9.5	3520	22	1200	30
Univ. Dist. Urban Center Total	773	11611	15.0	NA ¹	17.8	31427	41	NA ¹	52
University Dist. NW Village	289	4324	14.9	1630	20.5	8625	30	3000	40
University Village Village	122	973	8.0	480	12.0	1580	13	700	19

LAND USE APPENDIX B

Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
University Campus Village	359	6313	17.6	0 ³	17.6	21222	59	4800	72
Northgate Urb. Center Total	410	3291	8.0	NA ¹	15	11366	28	NA ¹	50
Sea. Center Urb. Center Total	297	3138	10.6	NA ¹	15.0	19,000	64	NA ¹	75
Hub Urban Villages ⁴									
Ballard	323	4279	13.2	1520	17.9	3518	11	3700	22
Fremont	339	3766	11.1	820	13.5	6937	20	1700	25
Lake City	310	2740	8.8	1400	13.3	2827	9	2900	18
W. Seattle Junction	225	1835	8.2	1100	13.0	3108	14	2300	24
Aurora Ave N @ 130th St	344	2271	6.6	1260	10.3	4027	12	2800	20
Rainier Ave @ I-90	415	2043	4.9	1200	7.8	3371	8	3500	17
South Lake Union	446	461	1.0	1700 ⁵	4.8	15230	34	4500	44
Residential Urban Villages ⁴									
Aurora N @ 97th St	288	2106	7.3	900	10.4	NA	NA	NA	NA
Greenwood	202	1283	6.4	350	8.1	NA	NA	NA	NA
Upper Queen Anne	103	1063	10.3	300	13.2	NA	NA	NA	NA

LAND USE APPENDIX B

Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Eastlake	205	2423	11.8	380	13.6	NA	NA	NA	NA
23rd Ave S @ S Jackson St	485	3186	6.6	900	8.4	NA	NA	NA	NA
Admiral District	103	798	7.8	340	11.1	NA	NA	NA	NA
Green Lake	107	1439	13.4	400	17.2	NA	NA	NA	NA
Roosevelt	160	1007	6.3	340	8.4	NA	NA	NA	NA
Wallingford	245	1973	8.1	200	8.9	NA	NA	NA	NA
Rainier Beach	227	1482	6.5	740	9.8	NA	NA	NA	NA
Columbia City	313	1639	5.2	740	7.6	NA	NA	NA	NA
SW Barton St @ 25th Ave S	278	1654	6.6	700	8.5	NA	NA	NA	NA
Beacon Hill	171	1844	10.8	550	14.0	NA	NA	NA	NA
Crown Hill	173	829	5.4	310	7.2	NA	NA	NA	NA
MLK Jr Wy S @ Holly St	380	1247	3.3	800 ⁶	5.4	NA	NA	NA	NA
South Park	264	997	3.8	350	5.1	NA	NA	NA	NA
21st Ave E @ E Madison St	145	1486	10.3	400	13.0	NA	NA	NA	NA
California @ SW Morgan St	139	1104	8.0	300	10.1	NA	NA	NA	NA

LAND USE ELEMENT APPENDIX B

Footnotes

- ¹ Urban centers are not assigned planning estimates. Growth targets for urban centers are established in land use element section C. Growth targets for urban villages are established upon adoption of a neighborhood plan.
- ² Assumes north Kingdome parking lot and vacant floor area in existing structures is available to accommodate a substantial share of household and employment growth.
- ³ No additional student housing growth according to UW General Physical Development Plan.
- ⁴ The areas to which numbers apply for land area, existing households and jobs, planning estimates and existing and planned densities for each hub and residential urban village are the unadopted village boundaries shown in Land Use Appendix A, above.
- ⁵ Eighty percent of the current zoning capacity in South Lake Union can accommodate 1,700 households. To guide the Seattle Commons planning effort, the long-term residential planning estimate for the area is a total of 4,900 households. It is assumed that the 3,200 households that presently cannot be accommodated in the area will be accommodated elsewhere in the city where there is available zoning capacity until necessary zoning changes can be made under the Seattle Commons Plan.
- ⁶ Because of the potential for redevelopment of the Holly Park Garden Community according to a neighborhood plan currently underway, a greater growth planning estimate is established for this area relative to other similar residential urban villages.

103708
City of Seattle, City Clerk

STATE OF WASHINGTON - KING COUNTY

—SS.

No. ORD IN FULL

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:ORD 119401/FULL

was published on

03/29/99

The amount of the fee charged for the foregoing publication is the sum of \$, which amount has been paid in full.

Subscribed and sworn to before me on

03/29/99

Notary Public for the State of Washington,
residing in Seattle

Affidavit of Publication

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
• IT IS DUE TO THE QUALITY OF THE DOCUMENT.

City of Seattle

ORDINANCE 119461

AN ORDINANCE RELATING TO THE SOUTH LAKE UNION NEIGHBORHOOD PLAN AMENDING THE SEATTLE COMPREHENSIVE PLAN TO INCORPORATE PORTIONS OF THE SOUTH LAKE UNION NEIGHBORHOOD PLAN, AND AMENDING THE OFFICIAL LAND USE MAP, TITLE 23 OF THE SEATTLE MUNICIPAL CODE, TO REFLECT THE BOUNDARIES OF THE SOUTH LAKE UNION HUB URBAN VILLAGE.

WHEREAS, on July 25, 1994, by Ordinance 117291, the City Council adopted the Seattle Comprehensive Plan, which includes a neighborhood planning element; and

WHEREAS, City Council Resolution 28009, adopted August 1, 1994, established a Neighborhood Planning Program for the City of Seattle; and

WHEREAS, a coalition of South Lake Union neighborhood stakeholders came together to form a South Lake Union Planning Committee for the purpose of preparing a Neighborhood Plan as provided for in the City of Seattle Comprehensive Plan; and

WHEREAS, the South Lake Union Planning Committee, through monthly meetings, special events and workshops open to everyone and regularly attended by dozens of citizens; and

WHEREAS, the South Lake Union Planning Committee conducted an extensive Phase I outreach process featuring a citizen survey, presentations at community group meetings, display at community events and a well-attended validation celebration, all of which led to creation of a generally accepted Vision and Scope of Work for Phase II that focuses on Parks and Open Space, Transportation, and Neighborhood Character Issues; and

WHEREAS, the Phase I outreach process created a list of priority planning topics and resulted in the selection of members for a Planning Committee to lead Phase II planning; and

WHEREAS, in Phase II subcommittees were formed and consultants were hired to study and prepare analyses and recommendations on the focused issues of Parks and Open Space, Neighborhood Character and Transportation; and

WHEREAS, a final incorporating strategy for the three focus areas, additional activities for implementation and activities for long term consideration was completed, reviewed and approved by the South Lake Union Planning Committee and validated by the community in response to a community-wide mailer and validation meeting; and

WHEREAS, the South Lake Union neighborhood has developed this 1998 South Lake Union Plan; and

WHEREAS, the 1998 South Lake Union Plan recognizes the work done by the 1994-1996 Jointly-Neighborhood Planning effort which resulted in 1998 Seattle Cascade Mixed Zone code changes; and

WHEREAS, a SEPA checklist has been prepared and an addendum to the Comprehensive Plan Final Environmental Impact Statement was issued on October 18, 1998; and

WHEREAS, the overall vision of the 1998 South Lake Union Neighborhood Plan is consistent with the goals and policies of Seattle's Comprehensive Plan; and

WHEREAS, the Council finds that the proposed amendments are consistent with the Growth Management Act, and will protect and promote the health, safety and welfare of the general public.

NOW THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

SECTION 1. The Seattle Comprehensive Plan, as adopted by Ordinance 117291 and subsequently amended, is hereby amended as follows:

A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive Plan is hereby amended to add South Lake Union, as shown in Attachment 1.

B. The South Lake Union Plan goals and policies, as shown in Attachment 2 to this Ordinance, are hereby incorporated into the Neighborhood Plans volume of the Comprehensive Plan.

C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in Attachment 3 to this Ordinance to confirm the designation and growth targets for the South Lake Union Hub Urban Village.

D. The capital facilities and utilities inventory and analysis and transportation analysis shown in Attachment 4 to this Ordinance are hereby incorporated into the Neighborhood Plans volume of the South Lake Union section of the Comprehensive Plan.

E. The following maps are hereby amended to reflect the final designation and boundaries of the South Lake Union Hub Urban Village, as shown in Attachment 5 to this Ordinance:

a. Future Land Use Map;
b. Land Use Figure 1.

F. Land Use Figure A-1.

A new Land Use Figure, containing a large scale map of the South Lake Union Hub Urban Village is hereby added to the Land Use Element, as shown in Attachment 6 to this Ordinance.

F. Land Use Figure B is hereby amended to reflect the final growth targets for the South Lake Union Hub Urban Village, as shown in Attachment 6 to this Ordinance.

SECTION 2. The amendments contained in Section 1 of this ordinance constitute an adopted neighborhood plan.

SECTION 3. The Official Land Use Map, Section 23.29.016, Seattle Municipal Code, is amended to reflect the boundaries of the South Lake Union Hub Urban Village as depicted on Attachment 5 to this Ordinance.

SECTION 4. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council on the 15th day of March, 1999, and signed by me in open session in authentication of its passage this 15th day of March, 1999.

BUE DONALDSON,
President of the City Council.

Approved by me this 22nd day of March, 1999.

PAUL SCHILL,
Mayor.

Filed by me this 22nd day of March, 1999.

(Seal) JUDITH E. PIPPIN,
City Clerk.

Publication ordered by JUDITH PIPPIN,
City Clerk.

(See City Clerk for Attachments.)

Date of official publication in Daily Journal of Commerce, Seattle, March 25, 1999.

3/25/1999

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